AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND MUNICIPAL CODE AND THE REDMOND COMPREHENSIVE PLAN, REVISING LAND USE POLICY LU 124 TO REMOVE THE 25-FOOT PHYSICAL HEIGHT LIMITATION FOR SPECIFIED USES, CLARIFYING LANGUAGE WITHIN LU 124 (DGA 02-017), AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Redmond Comprehensive Plan Land Use Policy, LU 124, describes the purposes and allowed uses in the Manufacturing Park land use designation; and

WHEREAS, Land Use Policy LU 124 allows buildings not exclusively used for research and development, warehousing, manufacturing, or allowed light industrial uses in the MP District to be a maximum of two stories and 25 feet in height; and

WHEREAS, the City of Redmond desires to adopt policies and regulations to allow these buildings to be constructed to two stories, but to allow the same physical height as other structures allowed in the zone; and

WHEREAS, the City of Redmond desires to provide clarifying language and remove redundant statements within LU 124; and

WHEREAS, the Planning Commission has conducted a public hearing to receive public comments on the proposed policies and regulations; and

WHEREAS, a SEPA Checklist was prepared and a Determination of Non-Significance was issued October 18, 2002, for the proposed policies and regulations; and

WHEREAS, the City Council of the City of Redmond acknowledges that the proposed policies and regulations are for the benefit of the public health, safety, and welfare, NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO

ORDAIN AS FOLLOWS:

Section 1. Findings and Conclusions. After carefully reviewing the record and

considering the evidence and arguments in the record and at public meetings, the City Council

hereby adopts the findings, analysis and conclusions in the Planning Commission Report dated

March 26, 2003.

Section 2. Revisions to the Redmond Comprehensive Plan, LU 124. Land Use

Policy LU 124 of Chapter 20B, Redmond Comprehensive Plan, of the Redmond Municipal Code

and Redmond Community Development Guide is hereby amended as set forth in Exhibit A.,

attached hereto and incorporated herein by this reference as if set forth in full

Section 3. Severability. If any regulation, section, sentence, clause, or phrase of

this ordinance, or any regulation adopted or amended hereby, should be held to be invalid or

unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not

affect the validity of any other regulation, section, sentence, clause, or phrase of this ordinance or

any regulation adopted or amended hereby.

Section 4. Effective Date. This ordinance, being an exercise of a power specifically

delegated to the City legislative body, is not subject to referendum, and shall take effect five days

after passage and publication of an approved summary thereof consisting of the title.

CIPY OF REDMOND

ROSEMARIE IVES MAYOR

ATTEST/AUTHENTICATED:

BONNIE MATTSON, CITY CLERK

DOMNIE MIATIBON, CITT CLERK

APPROVED AS TO FORM: OFFICE OF THE CITY ATTORNEY:

FILED WITH THE CITY CLERK: PASSED BY THE CITY COUNCIL:

SIGNED BY THE MAYOR: PUBLISHED:

EFFECTIVE DATE:

ORDINANCE NO.: 2158

April 24, 2003

May 6, 2003 May 6, 2003 May 9, 2003 May 14, 2003

EXHIBIT A: RECOMMENDED AMENDMENT REDMOND COMPREHENSIVE PLAN

LU 124 (REVISED – UNDERLINES REPRESENT ADDITIONS, STRIKE THROUGHS REPRESENT DELETIONS.)

Allowed Uses and Description: For the Manufacturing Park Zoning District, the allowed uses and site regulations provide appropriate opportunities for manufacturing, high technology manufacturing, research and development, light industrial uses and essential public facilities. Office uses are limited to accessory uses that support these primary uses. Other limited supportive uses, including, but not limited to, day care centers, retail vehicle fuel sales, and technical colleges, also are conditionally allowed. Uses that require significant areas for storage (both indoors and outdoors) of materials and equipment also are allowed. Buildings not used exclusively for research and development, warehousing, manufacturing or allowed light industrial uses shall not exceed a height of two stories-and 25 feet.